



Agenda

Board of Adjustments

The City of Yukon strives to accommodate the needs of all citizens, including those who may be disabled. If you would like to attend this meeting but find it difficult to do so because of a disability or architectural barrier, please contact City Hall at 354-6676. We will make a sincere attempt to resolve the problem. If you require a sign-language interpreter at the meeting, please notify City Hall, 532 W Main, by 5 p.m., Friday, February 28, 2014

Date: Monday, March 3, 2014

Time: 6:00 P.M.

Place: Centennial Building, 12 S. 5th Street

Invocation:

Flag Salute:

Roll Call: Russ Kline, Chairman
Joe Horn, Vice Chairman
Buddy Carpenter
Sherry Huston
Rena Holland

1. ITEM: APPROVAL OF THE MINUTES OF THE DECEMBER 2, 2013 MEETING
2. ITEM: VISITORS
3. ITEM: CONSIDERATION OF A REQUEST BY R. BLAINE NICE, FELLERS SNIDER, ON BEHALF OF YUKON CROSSING LLC., YUKON CITY ORDINANCE VARIANCE 406.10 (E) A RATIO OF 4.6 PARKING SPACES PER THOUSAND SQUARE FEET, BUT REQUESTING A VARIANCE FOR A RATIO 4.2 PARKING SPACES PER THOUSAND SQUARE FEET OF YUKON CROSSING ADDITION LOCATED ON THE NORTHWEST CORNER OF YUKON

PARKWAY AND MAIN STREET (HIGHWAY 66); A TRACT OF LAND BEING A PART OF THE SOUTHEAST QUARTER (SE/4) OF SECTION SIXTEEN (16), TOWNSHIP TWELVE (12) NORTH, RANGE FIVE (5) WEST OF THE INDIAN MERIDIAN, CANADIAN COUNTY, OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST (SE) CORNER OF SAID SOUTHEAST QUARTER (SE/4); THENCE NORTH 00°05'12" WEST, ALONG AND WITH THE EAST LINE OF SAID SOUTHEAST QUARTER (SE/4), A DISTANCE OF 129.70 FEET TO THE POINT OF BEGINNING. THENCE DEPARTING SAID EAST LINE ON A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 2,863.60 FEET, A CHORD BEARING SOUTH 81°09'25" WEST, A CHORD LENGTH OF 635.06 FEET AND AN ARC LENGTH OF 636.37 FEET; THENCE SOUTH 00°05'05" EAST, A DISTANCE OF 33.00 FEET TO A POINT ON THE SOUTH LINE OF SAID SOUTHEAST QUARTER (SE/4); THENCE SOUTH 89°54'55" WEST, ALONG AND WITH THE SOUTH LINE OF SAID SOUTHEAST QUARTER (SE/4), A DISTANCE OF 1,020.90 FEET TO THE SOUTHEAST (SE) CORNER OF THE PLAT OF YUKON CHURCH OF THE NAZARENE FIRST ADDITION; THENCE NORTH 00°07'07" WEST, ALONG AND WITH THE EAST LINE OF SAID PLAT YUKON CHURCH OF THE NAZARENE FIRST ADDITION, A DISTANCE OF 659.02 FEET TO THE NORTHEAST (NE) CORNER OF SAID PLAT YUKON CHURCH OF THE NAZARENE FIRST ADDITION; THENCE SOUTH 89°52'53" WEST, ALONG AND WITH THE NORTH LINE OF SAID PLAT YUKON CHURCH OF THE NAZARENE FIRST ADDITION, A DISTANCE OF 735.31 FEET TO A POINT ON THE EAST LINE OF THE PLAT OF ROSE PETAL ADDITION; THENCE NORTH 00°07'07" WEST, ALONG AND WITH THE EAST LINE OF SAID PLAT ROSE PETAL ADDITION, A DISTANCE OF 80.00 FEET TO A POINT ON THE SOUTH LINE OF THE PLAT OF ROSEWOOD; THENCE NORTH 89°52'53" EAST, ALONG AND WITH THE BOUNDARY OF SAID PLAT ROSEWOOD, A DISTANCE OF 684.59 FEET TO THE SOUTHEAST (SE) CORNER OF SAID PLAT ROSEWOOD; THENCE NORTH 00°07'07" WEST, ALONG AND WITH THE BOUNDARY OF SAID PLAT ROSEWOOD, A DISTANCE OF 540.00 FEET; THENCE NORTH 89°52'53" EAST, ALONG AND WITH THE BOUNDARY OF SAID PLAT ROSEWOOD, A DISTANCE OF 1,700.00 FEET TO A POINT ON THE EAST LINE OF SAID SOUTHEAST QUARTER (SE/4); THENCE SOUTH 00°05'12" EAST, ALONG AND WITH THE EAST LINE OF SAID SOUTHEAST QUARTER (SE/4), A DISTANCE OF 1,150.29 FEET TO THE POINT OF BEGINNING. CONTAINING 2,152,443 SQUARE FEET OR 49.4133 ACRES, MORE OR LESS.

MORE PARTICULARLY DESCRIBED AS:

WALMART TRACT: A TRACT OF LAND LYING IN THE SOUTHEAST QUARTER (SE/4) OF SECTION SIXTEEN (16), TOWNSHIP TWELVE (12) NORTH, RANGE FIVE (5) WEST OF THE INDIAN MERIDIAN, CANADIAN COUNTY, OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 16; THENCE NORTH 00°05'12" WEST, ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 129.70 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF STATE HIGHWAY 66 (EAST MAIN STREET) AND A POINT ON A CURVE, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE ALONG THE NORTH RIGHT OF WAY LINE OF STATE HIGHWAY 66 (EAST MAIN STREET) THE FOLLOWING TWO (2) COURSES:

1. SOUTHWESTERLY ON A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 2863.60 FEET (SAID CURVE BEING SUBTENDED BY CHORD BEARING SOUTH 81°09'25" WEST A DISTANCE OF 635.06 FEET) FOR AN ARC DISTANCE OF 636.37 FEET;

2. SOUTH 00°05'05" EAST A DISTANCE OF 33.00 FEET TO A POINT ON THE SOUTH LINE OF SAID SOUTHEAST QUARTER;

THENCE SOUTH 89°54'55" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 37.59 FEET; THENCE NORTH 00°05'12" WEST, PARALLEL WITH THE EAST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 132.25 FEET; THENCE NORTH 89°54'55" EAST, PARALLEL WITH THE SOUTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 115.75 FEET; THENCE NORTH 00°05'12" WEST, PARALLEL WITH THE EAST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 509.81 FEET; THENCE NORTH 89°54'55" EAST, PARALLEL WITH THE SOUTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 549.50 FEET TO A POINT ON THE EAST LINE OF SAID SOUTHEAST QUARTER; THENCE SOUTH 00°05'12" EAST, ALONG SAID EAST LINE, A DISTANCE OF 512.36 FEET TO THE POINT OF BEGINNING. SAID DESCRIBED TRACT OF LAND CONTAINS A GROSS AREA OF 324,541 SQUARE FEET OR 7.4504 ACRES AND A NET AREA (LESS STREET RIGHTS OF WAY) OF 297,352 SQUARE FEET 6.8263 ACRES, MORE OR LESS.

4. ITEM: NEW BUSINESS
5. ITEM: OPEN DISCUSSION
6. ITEM: ADJOURNMENT – NEXT MEETING APRIL 7, 2014